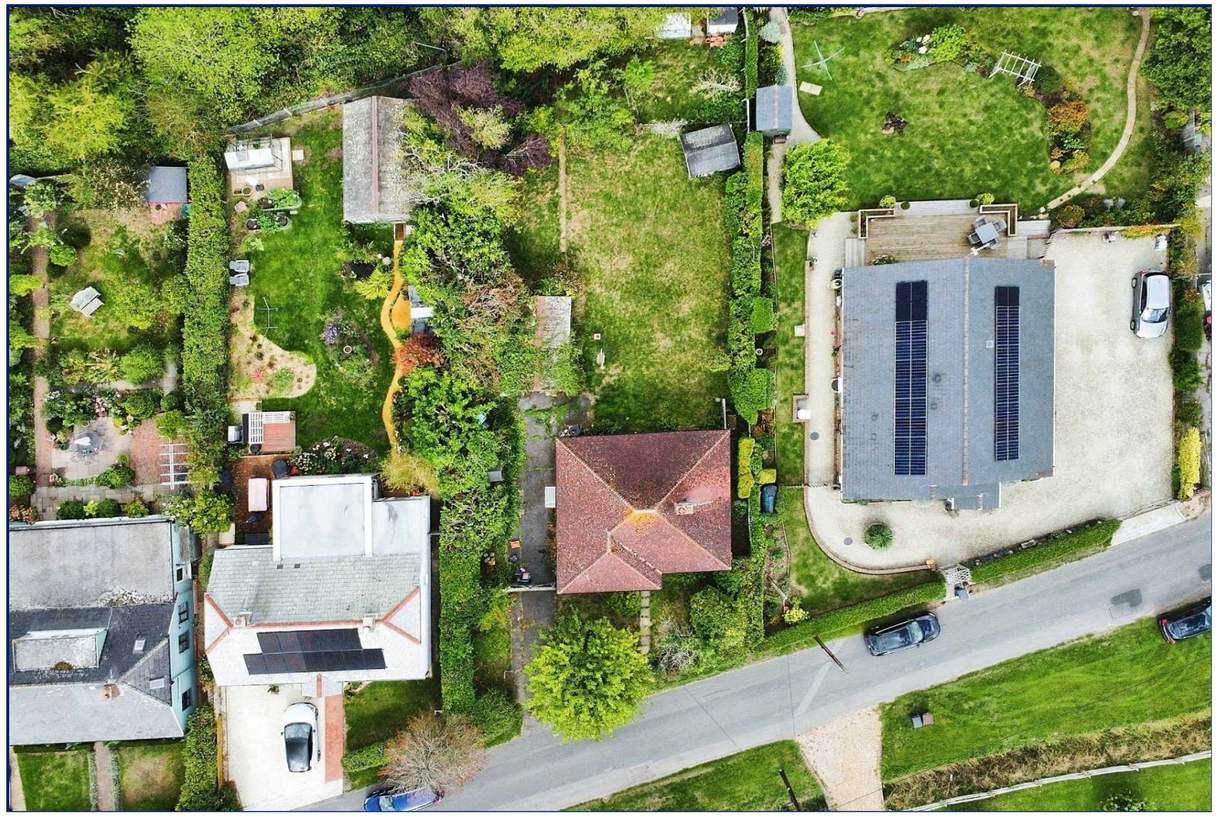
















The Witterings, Grove Lane, Iden,
Rye, East Sussex, TN31

Asking Price: £395,000
Freehold

Reeds Rains

reedsrains.co.uk

The Witterings, Grove Lane, Iden, Rye, East Sussex, TN31

Asking Price: £395,000 Freehold

Council Tax Band: E
EPC Rating: E

Description
Offered for sale CHAIN FREE and set in the heart of this popular semi rural village an opportunity to acquire this charming two bedroom detached bungalow, set in a favoured lane location in the popular village of Iden.

The accommodation offers a bright living room with a brick fireplace and open fire, A double-aspect dining room or optional third bedroom enjoys windows to both the front and side, creating a light and airy feel. Two bedrooms follow, the principal enjoying a double aspect with rear double doors, and a further second bedroom, served by a shower room fitted with a low-level WC, pedestal wash basin, and shower with aqua-board surround. The kitchen is fitted with a stainless steel sink and drainer, ample worktop space, and plumbing for a washing machine, along with space for a freestanding cooker and further appliances. Outside, a driveway leads through double gates to a detached garage, with additional hardstanding to the side. The front garden is laid to lawn with established hedging and fruit trees, while the generous rear garden offers a further lawned area, a summerhouse, and a cultivated section with greenhouse.

The property is considered suitable for extension or redevelopment like neighbouring property, subject to the usual permission and necessary consents. Early viewings are strongly encouraged.

Location
Grove Lane runs through the heart of the popular and picturesque village of Iden, a peaceful Domesday-listed village located just two miles north of the historic Cinque Port town of Rye, within the Rother district of East Sussex. Surrounded by beautiful open countryside, Iden has a genuine sense of community, offering village stores/Post Office, a well-regarded 16th-century inn.

For a wider range of shopping, dining and leisure, the historic town of Rye is just a short drive away, boasting antique shops, independent boutiques, the Kino cinema and a host of recreational facilities. Also close by are the renowned Rye Golf Links, sailing amenities, nature reserves, and the expansive sandy beaches of Camber Sands.

With its blend of rural charm, strong community spirit, and excellent connectivity to Rye, Grove Lane offers a wonderful base for buyers seeking semi rural village life without compromise.

Entrance Porch
Connecting door to

Living Room
15'9" x 11'8" (4.8m x 3.56m)
Window to the front, brick fireplace with open fire, cupboard and display / storage shelving, access to loft space.

Dining Room
11'11" x 10'6" (3.63m x 3.2m)
Double aspect room with windows to the front and side elevations.

Inner Hallway
With glazed panel door to the side.

Kitchen
12' x 5'2" (3.66m x 1.57m)
Window to the side, single drainer stainless steel sink unit with cupboard under, adjoining worktop with drawer unit beneath, space and plumbing for washing machine, space and point for electric cooker, further worktop with cupboard under and space for freestanding appliances, wall mounted cupboard.

Bedroom One
12' x 10'11" (3.66m x 3.33m)
Double aspect with window to the side and double doors to the rear.

Bedroom Two
10'6" x 8' (3.2m x 2.44m)
Window to the rear.

Shower Room
8'2" x 5'10" (2.5m x 1.78m)
Small windows to the side and rear, white suite comprising low level WC, pedestal wash basin, shower tray with aqua board surround / rail and curtain,

Front Garden
Lawn to the front with established hedging and fruit trees, pedestrian path to the front porch.



For full EPC please contact the branch.

Driveway
Driveway leading to double gates, further hardstanding / drive to the side leading to a detached garage

Garage
17'6" x 9'8" (5.33m x 2.95m)
Double doors to the front, window to the rear.

Rear Garden
Good size rear garden, predominantly laid to lawn with summerhouse and further cultivated area with greenhouse.

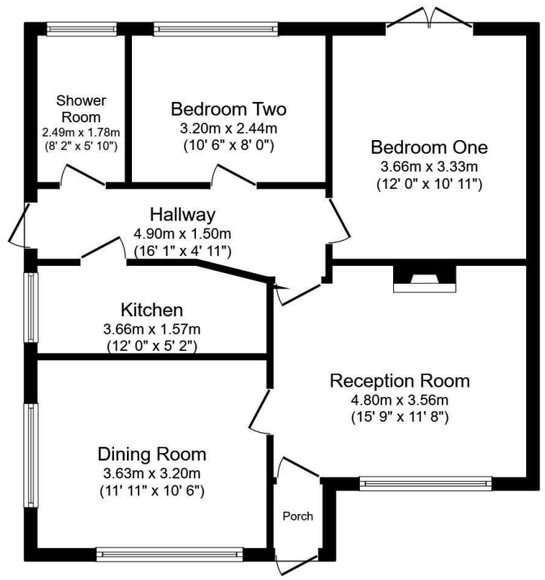
Freehold

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information which you will need to know about this property can be found at reedsrains.co.uk